

Chairperson John R. Clark
Vice-Chairperson Michael Parks
Parliamentarian Don Maxwell



Commissioners
Michael Beckendorf
John Bond
Helen Chavarria
Ralph Davila
Robert Horton
G.H. Jones

AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, MARCH 20, 2008
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.

4. CONSENT AGENDA.

- A. Minutes from the workshop and regular meetings on March 6, 2008.**

All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.

REQUEST FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

- 5. Rezoning RZ08-10: (Drawing) Lauth Property Group, Inc. **L. Guindi**
*A request to change the zoning classification from an Agricultural Open (A-O) District to a Planned Development District (PD) allowing certain office, retail, and commercial uses (including multi-***

family) on 186.8 acres of land out of Richard Carter Survey, Abstract No. 8, adjoining the east side of State Highway 6 between Briarcrest Drive (F.M. 1179) and University Drive East in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

- 6. Conditional Use Permit CU08-02: (Drawing) Stan and Lisa Ketchum R. Haynes**
A request for approval of a Conditional Use Permit to allow a Bed and Breakfast in an Residential District – 5000 (RD-5), specifically on property at 1015 East 24th Street, occupying Lot 1 in the Wonderland Subdivision in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF A PLANNING EXCEPTION AND FINAL PLAT RELATED TO PROPOSED GREEN BRANCH RIDGE SUBDIVISION, PHASE 2A – A PUBLIC HEARING WILL BE HELD FOR THE PLANNING EXCEPTION ONLY (Commission has final approval; appeals may be directed to City Council).

- 7. Planning Exception PE08-02: Beard Family Partnership M. Zimmermann**
A request for approval of an exception to standards of the subdivision ordinance that generally require construction of abutting streets and installation of water lines to the furthest boundary line of a proposed subdivision, to not require the construction of such infrastructure with the proposed subdivision of 3.38 acres of vacant land located on the north side of Green Branch Loop, approximately 1,350 feet northwest from its intersection with Steep Hollow Road in Bryan's eastern extraterritorial jurisdiction in Brazos County, Texas (proposed Green Branch Ridge Subdivision – Phase 2A).
- 8. Final Plat FP08-05: (Drawing) Green Branch Ridge Subdivision – Phase 2A M. Zimmermann**
Proposed Final Plat of Green Branch Ridge Subdivision – Phase 2A, being 3.38 acres of vacant land located on the north side of Green Branch Loop, approximately 1,350 feet northwest from its intersection with Steep Hollow Road in Bryan's eastern extraterritorial jurisdiction in Brazos County, Texas.

9. ADJOURN

The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, April 3, 2008 at 6:00 p.m.

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR WENDY WELDON AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.